



**Farriers Walk, Off Park Lane Pontefract WF8 4GW**



**welcome to**

**Farriers Walk, Off Park Lane Pontefract**

Substantial family homes with spacious gardens and superb family living/diner... CALL us to arrange a viewing





## Summary

LOOKING FOR A NEW BUILD WHERE YOU CAN PUT YOUR OWN STAMP ON IT, THEN LOOK NO FURTHER!!!! William H Brown are delighted to offer for sale this outstanding four bedroom detached new build which sits proudly on this prestigious development of only four dwellings accessed via a private road with premium automated gate system. Internally the property comprises of an entrance hallway, WC, study, lounge, kitchen/diner with quartz worktops and utility room. To the first floor there are four good size bedrooms with the master having ensuite facilities and the modern house bathroom. Externally there is a turfed rear garden with Indian Stone patio area, a large driveway and detached garage providing ample off street parking. Fantastic opportunity for a buyer to choose from a range of quality kitchen units and quartz worktops and there will also be a choice of sink unit colour for all bathrooms. There are some further options available for potential buyers to purchase at an additional cost including CCTV, Sky TV, digital TV, and flooring to rooms not specified. Located close by to Pontefract town centre, king's high school, new college, junior and infant schools and easy access to motorway and railway links. 1% Non-refundable deposit will be payable to secure the property.

## Entrance Hall

With a composite front entrance door, Karndean flooring, partial oak staircase with glass balustrade.

## Wc

With a low level flush WC, wash hand basin set in a vanity unit with a choice of colour, part tiled to walls and Karndean flooring.

## Office/ Snug

With Karndean flooring and a UPVC double glazed window to the front aspect.

## Lounge

With Karndean flooring and a UPVC double glazed window to the front aspect.

## Open Plan Kitchen Diner

A fitted kitchen consisting of wall, base and draw units with quartz work surfaces over, sink and drainer, AEG cooker and induction hob, spot lights to the ceiling, two UPVC double glazed windows to the rear aspect and aluminum bi-fold doors to the rear leading into the rear garden.

## Utility Room

With Quartz work surfaces, sink with mixer tap, Karndean flooring and a side entrance door.

## Landing

With a UPVC double glazed window to the front aspect and a storage cupboard.

## Bedroom One

With two UPVC double glazed windows to the rear aspect.

## Ensuite

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, walk in shower cubicle, Karndean flooring, spot lights to the ceiling, gas central heating radiator and a UPVC double glazed window to the side aspect.

## Bedroom Two

With two UPVC double glazed windows to the rear aspect.

## Bedroom Three

With a UPVC double glazed window to the front aspect.

## Bedroom Four

With a UPVC double glazed window to the front aspect.

## Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, bath, Karndean flooring, spot lights to the ceiling, gas central heating radiator and a UPVC double glazed window to the side aspect.

## Exterior

The rear garden is due to be completed with turf and Indian stone patio area, ideal for entertaining.

## Garage

With electric and power. And an electrically operated garage door.

## Additional

To cover the costs of the private gated entrance a management company will be set up to cover shared costs of gates, lights and private road.

Structural Build Warranty - Neil Bowen Architect 6 years professional consultants' certificate from date of practical completion will be provided on completion.

There will be a 1% non-refundable deposit payable direct to the developer at reservatiuon to secure the property and agree personal options for the buyers.

## Images

CGI's are for illustration and guidance purposes only, external finishes and features may vary. Please speak to the sales tem for more information and plot specific information.



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## Farriers Walk, Off Park Lane Pontefract

- Four Bedroom Detached Home
- Ensuite To Master Bedroom
- Downstairs WC
- Driveway And Detached Garage
- Underfloor Heating To Ground Floor

Tenure: Freehold EPC Rating: B

**£475,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON117204 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01977 791406**



[Pontefract@williamhbrown.co.uk](mailto:Pontefract@williamhbrown.co.uk)



26 Market Place, PONTEFRAC, West Yorkshire,  
WF8 1AT



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**